

MINUTES OF THE MEETING
OF THE
CITY PLAN COMMISSION

TUESDAY, September 15, 2015

The City Plan Commission held its regular meeting on Tuesday, September 15, 2015 in the Council Chambers on the 26th Floor of City Hall. The following members were:

PRESENT

Ms. Babette Macy	Chairwoman
Rev. Stan Archie	Vice Chair
Ms. Diane Burnette	Member
Ms. Margaret J. May	Member (left at 1:00 p.m.)
Mr. Enrique Gutierrez	Member
Ms. Bobbi Baker-Hughes	Member
Ms. Trish Martin	Member
Mr. Coby Crowl	Member

ABSENT

ALSO PRESENT

Ms. Diane Binckley	Assistant Secretary
Mr. Olofu Agbaji	Staff
Ms. Ashley Winchell	Staff
Mr. John Eckardt	Staff
Mr. Joseph Rexwinkle	Staff
Mr. Brad Wolfe	Staff
Ms. Marty Campbell	Recording Secretary
Ms. Maggie Moran	Legal Counsel
Mr. Wei Sun	Public Works
Mr. Brett Cox	Land Development

Chairwoman Macy called the meeting to order at 9:05 A.M.

RE: **SD 0941I, Final Plat – Barry Plaza, 8th Plat**

APPLICANT: Steve Warger
Warger Associates
1617 Scott
N. Kansas City, MO 64116

OWNER: The Barry Road Nominee Realty Trust
P. O. Box 9203
Riverside, MO 64168

AGENT: Jim Schowe
Caman Construction Co.
5004 Brighton Avenue
Kansas City, MO 64130

LOCATION: Generally located on the west side of N. Green Hills Road,
between 152 Hwy on the north and NW Barry Road on the south.

AREA: 1.75 acres.

REQUESTS: To consider approval of a final plat in District B3-3 (Community
Business 3 dash 3), creating one (1) commercial lot.

Mr. John Eckardt, Acting Assistant Secretary entered the staff report into the record and stated the applicant, had signed the consent agenda and agreed with all conditions in the staff report.

Chairwoman Macy opened up the discussion to the public.

No one appeared in opposition.

Vice Chair Archie moved and Commissioner May seconded the motion **to APPROVE SD 0940I SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the plat be revised to show:
 - a. All corrections identified in the Land Development Division final plat checklist.
 - b. Provide note that restricts access from Lot 5 to N Green Hills Road.

- c. Show the existing storm sewer easement over the southeast corner of the site.
2. Further revisions and/or corrections of Land Development Division.
3. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
4. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
5. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
6. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
7. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.

Motion carried 7-0

VOTING AYE: Archie, Baker-Hughes, Crawl, Gutierrez, Martin, May, and Macy
VOTING NAY: None
ABSENT: Burnette

RE: SD 0941J, Final Plat – Barry Plaza, 9th Plat

APPLICANT: Steve Warger
Warger Associates
1617 Scott
N. Kansas City, MO 64116

OWNER: The Barry Road Nominee Realty Trust
P. O. Box 9203

Riverside, MO 64168

AGENT: Jim Schowe
Caman Construction Co.
5004 Brighton Avenue
Kansas City, MO 64130

LOCATION: Generally located on the west side of N. Green Hills Road,
between 152 Hwy on the north and NW Barry Road on the south.

AREA: About 1 acre.

REQUESTS: To consider approval of a final plat in District B3-3 (Community
Business 3 dash 3), creating one (1) commercial lot.

Mr. John Eckardt, Acting Assistant Secretary entered the staff report into the record and stated the applicant, had signed the consent agenda and agreed with all conditions in the staff report.

Chairwoman Macy opened up the discussion to the public.

No one appeared in opposition.

Vice Chair Archie moved and Commissioner May seconded the motion **to APPROVE SD 0940J SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the plat be revised to show:
 - a. All corrections identified in the Land Development Division final plat checklist.
 - b. Provide note that restricts access from Lot 9B to N Green Hills Road.
2. Further revisions and/or corrections of Land Development Division.
3. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
4. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

5. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
6. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.

Motion carried 7-0

VOTING AYE: Archie, Baker-Hughes, Crawl, Gutierrez, Martin, May, and Macy

VOTING NAY: None

ABSENT: Burnette

Sd1514A

Mr. John Eckardt, Acting Assistant Secretary entered the staff report into the record and stated the applicant, had signed the consent agenda and agreed with all conditions in the staff report.

Chairwoman Macy opened up the discussion to the public.

No one appeared in opposition.

Vice Chair Archie moved and Commissioner May seconded the motion **to APPROVE SD 1514A SUBJECT TO THE FOLLOWING CONDITIONS:**

Motion carried 7-0

VOTING AYE: Archie, Baker-Hughes, Crawl, Gutierrez, Martin, May, and Macy

VOTING NAY: None

ABSENT: Burnette

RE: Case No. 1514-A

APPLICANT: Jim and Amanda Norris
5559 NW Barry Road #272
Kansas City, MO 64154

CONTACT: TMB Services Corp
5201 Johnson Drive
Mission, KS 66205

FIRM: Aylett Survey Co.
Sam Aylett
201 NW 72nd Street
Gladstone, MO 64118
sam@sams-survey.com

LOCATION: generally located north of the intersection of N Ames Avenue and NW 60th Court

REQUESTS: to consider approval of a final plat creating one (1) residential lot in District R-7.5

Mr. John Eckardt, Acting Assistant Secretary requested this case be continued to the October 6, meeting date without fee.

Chairwoman Macy opened up the discussion to the public.

No one appeared in opposition.

Vice Chair Archie moved and Commissioner Baker-Hughes seconded the motion to **CONTINUE Case No. SD 1516** to the October 6, 2015 meeting date without fee.

Motion carried 8-0

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May, and Macy

VOTING NAY: None

ABSENT: None

RE: **SD 0841H, Final Plat - Pine Grove Pointe, 2nd Plat**

APPLICANT: Robertson Construction, LLC
Mr. Jim Robertson
PO Box 876
Liberty, MO 64069

PROPERTY OWNERS: SLS10, LLC
960 S La Frenz Road
Liberty, MO 64068

REPRESENTATIVE: Lutjen, Inc.
Attn: Shannon Buster, PE
1301 Burlington #100
North Kansas City, MO 64116

LOCATION: North of NE Pine Grove Drive and east of N Lawn Avenue

AREA: Approximately 24.19 acres

REQUEST: To consider the approval of a final plat in District R 7.5, previously, R-1a (One family dwellings) for 67 single family lots, two private open space tracts, one storm water detention tract and public right of way.

Mr. John Eckardt, Acting Assistant Secretary requested this case be continued to the October 6, meeting date without fee.

Chairwoman Macy opened up the discussion to the public.

No one appeared in opposition.

Commissioner Crowl moved and Vice Chair Archie seconded the motion **to CONTINUE Case No. SD 0841H** to the October 6, 2015 meeting date without fee.

Motion carried 8-0

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May, and Macy
VOTING NAY: None
ABSENT: None

RE: Case No. 6091-P-19

APPLICANT/OWNER: Mike Patel
Laxmi Hotels, LLC
9803 E 40 Highway
Independence, MO 64055

LOCATION: Generally located at southwest corner of N Ambassador Dr and N Polo Dr.

REQUEST: To consider approval of a final plan in District B3-3 (Community Business), to allow construction of a hotel.

Mr. John Eckardt, Acting Assistant Secretary requested this case be continued to the October 6, meeting date without fee.

Chairwoman Macy opened up the discussion to the public.

No one appeared in opposition.

Vice Chair Archie moved and Commissioner Crowl seconded the motion **to CONTINUE Case No. 6091-P-19** to the October 6, 2015 meeting date without fee.

Motion carried 8-0

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May, and Macy

VOTING NAY: None
ABSENT: None

RE: a) Case No. SD 1512
b) Case No. SD 1512-A

APPLICANT: Lance Carlton
27 Campbell Townhomes
2949 McGee Trafficway
Kansas City, MO 64108

AGENT: Coby Crowl, PE
Kaw Valley Engineering, Inc.
2949 McGee Trafficway
Kansas City, MO 64118

LOCATION: generally located at the northwest corner of 27th and Campbell Street

AREA: .29 acres

REQUESTS: a) to consider approval of a preliminary plat in District R-2.5 creating one (1) lot to be further subdivided into five (5) condominium lots and one (1) common lot.
b) to consider approval of a final plat in District R-2.5 creating one (1) lot.

Set Quorum: Archie, Baker-Hughes, Burnette, Gutierrez, Martin, May, and Macy

Commissioner Crowl Recused

Ms. Ashley Winchell presented the staff report and stated that staff recommended approval for reasons presented in the staff report.

Chairwoman Macy asked to hear from the applicant.

Mr. Lance Carlton they met with the neighborhood and made revisions from the suggestions they had made and they voted on it at the meeting and the consensus was to move forward; and we would be working with the neighborhood on future projects moving forward. They agreed with the staff report and all recommendations.

Chairwoman Macy opened up the discussion to the public.

No one appeared in opposition.

Vice Chair Archie moved and Commissioner May seconded the motion to **APPROVE SD 1512 and SD 1512 A SUBJECT TO THE FOLLOWING CONDITIONS:**

Case No. SD 1512

Conditions 1-6 per Land Development Division, City Planning and Development (Brett Cox, brett.cox@kcmo.org)

1. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
2. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
3. The developer shall verify vertical and horizontal sight distance for the drive connection to public right-of-way and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met.
4. The developer submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, to identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 4/8/09" and base on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
5. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
6. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building

permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

Conditions 7 per Parks and Recreation (Richard Allen, Richard.allen@kcmo.org)

7. That the developer pays \$1,014.48 due in lieu of parkland dedication.

Case No. SD 1512A

Conditions 1-5 per Land Development Division, City Planning and Development (Brett Cox, brett.cox@kcmo.org)

1. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
2. The developer shall verify vertical and horizontal sight distance for the drive connection to public right-of-way and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met.
3. The developer submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, to identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 4/8/09" and base on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
4. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

5. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

Motion carried 7-0.

VOTING AYE: Archie, Baker-Hughes, Burnette, Gutierrez, Martin, May, and Macy
VOTING NAY: None
RECUSED: Crowl
ABSENT: None

RE: a. Case No. 1699-V
b. Case No. 1700-V
c. Case No. 1701-V

APPLICANT: Mike Bell
Hunt Midwest Real Estate
8300 NE Underground Drive
Kansas City, MO 64161

AGENT: Jed Baughman
Lutjen, Inc.
1301 Burlington #100
North Kansas City, MO 64116

LOCATION: generally located north of NE Underground Drive, east of I-435,
south and west of the city limits

REQUEST: a. **Case No. 1699-V** - A request to vacate unbuilt and unrecorded Hughes Road in its entirety beginning at the intersection of Lindenman Avenue north to the Norfolk and Western Railroad/City Limits.
b. **Case No. 1700-V** - A request to vacate a portion of Hilton's Addition Plat and adjacent right-of-way generally located south of NE Parvin Rd, north of NE Lindenman Ave, and east of N Arlington Ave.
c. **Case No. 1701-V** - A request to vacate a portion of right-of-way reserved for Parvin Rd, generally located 1,400 feet east of N Arlington and west of the city limits.

Ms. Ashley Winchell presented the staff report and stated that staff recommended approval for reasons presented in the staff report.

Chairwoman Macy asked to hear from the applicant.

Mr. David Matthews, Lutjen, Inc.; representing Hunt Midwest; they agreed to the staff report and recommendations.

Chairwoman Macy opened up the discussion to the public.

Mr. Brian Davis, 6633 NE 49th St; Kansas City, Mo; his probably was behind this project; he wanted to know what they were going to do; they already had the road down; what will be back there and how would it affect him.

Chairwoman Macy stated this property was part of Hunt Midwest's automotive alley; so they are marketing it to bring economic development into the area to attract companies that would be doing work with the Ford or GM plants, i.e. light industrial-type projects. This is just vacating property so they could continue their grating to prepare for that work; it doesn't affect his property at all.

Vice Chair Archie moved and Commissioner Martin seconded the motion to **APPROVE Case No. 1699-V; Case No. 1700-V; and Case No. 1701-V WITHOUT CONDITIONS.**

Motion carried 8-0.

VOTING AYE: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and
Macy
VOTING NAY: None
ABSENT: None

RE: Case No. 9544-P-3

APPLICANT: Dr. Steven Meyers
Hickman Mills C-1
9000 Old Santa Fe Road
Kansas City, MO 64138

OWNER: Consolidated School District No. 1
7000 E. 111th Street
Kansas City, MO 64138

LOCATION: Generally located at the northeast corner of E. 111th Street and
Blue Ridge Boulevard.

AREA: Approximately 23 acres

REQUESTS: To consider approval of a council approved signage plan in District R-7.5 to allow for a digital monument sign for Ruskin High School.

Mr. John Eckardt, Acting Assistant Secretary requested this case be continued to the October 6, meeting date without fee.

Chairwoman Macy opened up the discussion to the public.

No one appeared in opposition.

Commissioner Crowl moved and Vice Chair Archie seconded the motion **to CONTINUE Case No. 9544-P-3** to the October 6, 2015 meeting date without fee.

Motion carried 8-0

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May, and Macy
VOTING NAY: None
ABSENT: None

RE: **Case No. 5642-SU-24**

APPLICANT: Joe Brogato
Brogato's Auto & Truck Center, L.L. C.
2837 NE Vivion Road
Kansas City, Missouri 64119

PROPERTY OWNER 3J Properties, LLC
2837 NE Vivion Road
Kansas City, Missouri 64119

AGENT: James C. Bowers, Jr., Esq. c/o Elaine Bowers
White Goss, a Professional Corporation
4510 Belleview Avenue, Suite 300
Kansas City, Missouri 64111

LOCATION: Generally located on the southwest corner of NE Vivion Road and N Chouteau Trafficway

AREA: About 0.8 acres

REQUEST: To consider approval of a special use permit in District B2-2 (Neighborhood Business 2-2) to allow for increased outdoor automobile sales.

Mr. John Eckardt, Acting Assistant Secretary requested this case be continued to the October 20, meeting date with one \$130.00 fee.

Chairwoman Macy opened up the discussion to the public.

No one appeared in opposition.

Vice Chair Archie moved and Commissioner Martin seconded the motion **to CONTINUE Case No. 5642-SU-24** to the October 20, 2015 meeting date with one \$130.00 fee.

Motion carried 8-0

VOTING AYE: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and
Macy
VOTING NAY: None
ABSENT: None

RE: Case No. SD 1519

APPLICANT: Matt Schlicht
Engineering Solutions
50 SE 30th Street
Lee's Summit, MO 64082

PROPERTY OWNER: Fenton Nissan
1307 Dominion Plaza
Tyler, TX 75703

LOCATION: generally located on the west side of N Congress Avenue north of
NW Old Tiffany Springs Road

AREA: 4.87 acres

REQUESTS: to consider approval of a final plat creating one (1) lot in District
M2-3.

Mr. Eckardt, Acting Assistant Secretary entered the staff report into the record and stated the applicant, had signed the consent agenda and agreed with all conditions in the staff report.

Chairwoman Macy opened up the discussion to the public.

No one appeared in opposition.

Vice Chair Archie moved and Commissioner Burnette seconded the motion **to APPROVE SD 1519 SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That two (2) collated, stapled and folded copies (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri state plan coordinate system) of (a revised drawing /all listed sheets), revised as noted, be submitted to Development Management staff (15th Floor, City Hall), prior to ordinance request showing:
 - a. Remove drainage boundary from Final Plat drawing.
 - b. Show proposed public sanitary sewer easement and public storm sewer easement.

Conditions 2-8 per Land Development Division, City Planning and Development (Brett Cox, brett.cox@kcmo.org)

2. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.
3. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
4. The developer submit a plans to the Land Development Division identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 4/8/09" and base on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
5. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
6. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
7. The developer must secure permits to extend sanitary and storm water conveyance systems to serve property to the west of the site and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat.
8. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to issuance of any building permits.

Motion carried 8-0

VOTING AYE: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and
Macy

VOTING NAY: None

ABSENT: None

RE: a) Case No. SD 1518, Preliminary Plat, Bayer Cropscience LLP –
Hawthorn Site
b) Case No. SD 1518A, Final Plat, Bayer Cropscience LLP –
Hawthorn Site

APPLICANT: Bayer CropScience LP
8400 Hawthorn Road
PO Box 4913
Kansas City, Missouri 64180

PROPERTY OWNER Same as applicant

FIRM PREPARING PLAT: Anderson Survey Co.
Phil Henehan
203 NW Executive Way
Lee's Summit, MO 64063

LOCATION: Generally located north and west of E Levee Road and south of
Hawthorn Road and more specifically at 8400 Hawthorn Road

AREA: a) About 132.45 acres
b) About 132.45 acres

REQUEST: a) Case No. SD 1518, Preliminary Plat, Bayer Cropscience LLP –
Hawthorn Site, about 133 acres generally located north and west of
E Levee Road and south of Hawthorn Road and more specifically
at 8400 Hawthorn Road, to consider the approval of a preliminary
plat for five lots for industrial use.

b) Case No. SD 1518a, Final Plat, Bayer Cropscience LLP –
Hawthorn Site, about 133 acres generally located north and west of
E Levee Road and south of Hawthorn Road, and more specifically
at 8400 Hawthorn Road, to consider the approval of a final plat for
five lots for industrial use.

Mr. John Eckardt, Staff Planner, presented the staff report and stated that staff recommended approval for reasons presented in the staff report.

Chairwoman Macy asked to hear from the applicant.

Mr. Kelvin Simmons, on behalf of the applicant, Bayer Cropscience LP; the inconsistencies with the plat made it difficult to move forward with any type of future plans; they wanted to move forward insuring that those inconsistencies don't remain; the applicant was in agreement with the staff report and the conditions.

Chairwoman Macy opened up the discussion to the public.

No one appeared in opposition.

Commissioner Archie moved and Commissioner May seconded the motion to **APPROVE SD 1518 and SD 1518A SUBJECT TO THE FOLLOWING CONDITIONS:**

- a) Case No. SD 1518, Preliminary Plat, Bayer Cropscience LLP – Hawthorn Site
 - 1. That the developer revise the preliminary plat in the following manner:
 - a. Label and show access to public Right-of-Way for all lots.
 - 2. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
 - 3. The developer must show the limits of the 100-year floodplain on the final plat, as required by the Land Development Division.\

- b) Case No. SD 1518A, Final Plat, Bayer Cropscience LLP – Hawthorn Site
 - 1. That the developer revise the final plat in the following manner:
 - a. Further recommendations and corrections of the Land Development Divivion.
 - b. Label and show access to public Right-of-Way for all lots.
 - c. Remove Minor Plat from the title.
 - 2. The developer must show the limits of the 100-year floodplain on the final plat, as required by the Land Development Division.

Motion carried 8-0

VOTING AYE: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy

VOTING NAY: None

ABSENT: None

RE: Case No. 7563-SU-12

APPLICANT: Jacqueline Foy
BSA Life Structures

11523 Ash St
Leawood, KS 66211

OWNER: Children's Mercy Hospital
2401 Gillham Rd
Kansas City, MO 64108

LOCATION: Generally located at 2250 Holmes St.

REQUEST: To consider approval of a special use permit in District R-0.5 (Residential 0.5) to allow for an administrative office use in an existing building.

Mr. John Eckardt, Staff Planner, presented the staff report and stated that staff recommended approval for reasons presented in the staff report.

Chairwoman Macy asked to hear from the applicant.

Ms. Jacqueline Foy, BSA LifeStructures, stated this was a remodeling project to accommodate administrative offices and medical staff.

Chairwoman Macy opened up the discussion to the public.

No one appeared in opposition.

Commissioner Archie moved and Commissioner Crowl seconded the motion to **APPROVE Case No. 7563-SU-12 SUBJECT TO ONE CONDITION:**

1. That the special use permit is limited to an administrative office use.

Motion carried 8-0

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May, and Macy

VOTING NAY: None

ABSENT: None

RE: Case No. 14466-P-1

APPLICANT: William T. Mann
Green Hills Inc.
9601 NW Platte Purchase Drive
Kansas City, MO 64155

OWNER: Green Hills Inc.
9601 N Platte Purchase Rd
Kansas City, MO 64155

AGENT: Jason Robbins
Sam's Survey Co.
201 NW 72nd Street
Gladstone, MO 64118

LOCATION: Generally located at the southeast corner of MO. Route 152 and N. Green Hills Road.

AREA: Approximately 7 acres

REQUESTS: To consider approval of a development plan in District B3-3 (Community Business dash 3), to allow for 22,000 square foot office/ retail development on four (4) lots.

Mr. John Eckardt, Acting Assistant Secretary requested this case be continued to the October 6, meeting date without fee.

There was discussion on the number of times this had been continued; the Commissioners wanted to staff planner to let the applicant know that if nothing could be done by this date, the next time it would come up on docket it should be continued off docket.

Chairwoman Macy opened up the discussion to the public.

No one appeared in opposition.

Commissioner May moved and Commissioner Crowl seconded the motion **to CONTINUE Case No. 14466-P-1** to the October 6, 2015 meeting date without fee.

Motion carried 8-0

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May, and Macy

VOTING NAY: None

ABSENT: None

RE: **Case No. 14588-P**

OWNER/APPLICANT: Aaron Schlagel
Corrigan Station, LLC
1100 Walnut, Suite 200
Kansas City, MO 64106

AGENT: Jeffrey A. Schutzler, AIA
Hollis + Miller Architects
220 NW Executive Way
Lee's Summit, MO 64063-1841

LOCATION: Generally located at the northeast corner of 19th St and Walnut St.

REQUESTS: To consider approval of a development plan for a parking garage in District DX-15 (Downtown Mixed Use).

Mr. John Eckardt, Acting Assistant Secretary requested this case be continued to the October 6, meeting date without fee.

Chairwoman Macy opened up the discussion to the public.

No one appeared in opposition.

Vice Chair Archie moved and Commissioner Burnette seconded the motion **to CONTINUE Case No. 14588-P** to the October 6, 2015 meeting date without fee.

Motion carried 8-0

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May, and Macy

VOTING NAY: None

ABSENT: None

RE: a) **Case No. 405-S-45**
b) **Case No. 12417-P-9**

APPLICANT: Star Development Corporation
244 W. Mill Street, Suite 101
Liberty, MO 64068

OWNER/S: Suburban Land Reserve, Inc., c/o Tax Division, P.O. Box 511196,
Salt Lake City, UT 84151-1196

Brookfield Residential (Missouri), LLC
f/k/a Carma Missouri, Inc.
6465 Greenwood Plaza Blvd.
Englewood, CO 80111-7103

AGENT: White Goss
Attn: James C. Bowers, Jr., Esq. c/o Elaine Bowers
4510 Belleview Avenue, Ste. 300
Kansas City, MO 64111

LOCATION: *Shoal Creek Community Plan area* - Generally located between I-435 on the west, NE 96th Street on the north, N Flintlock Road on the east and Shoal Creek Parkway and NE 76th Street on the south

Site Specific area – on the north side of Mo Route 152 between N Donnelly Avenue on the west and N Lewis Avenue on the east.

AREA: *Shoal Creek Community Plan area* -- About 1,756 acres
Site Specific area – 78.04 acres, 23 acres for commercial

REQUEST: **a) Case No. 405-S-45** -- Amending the Shoal Creek Valley Area Plan for an approximately 23 acre tract located on the north side of Mo Route 152 between N Donnelly Avenue on the west and N Lewis Avenue on the east by changing the recommended land use from Residential to Retail uses.

b) Case No. 12417-P-9 – About 1,756 acres generally located between I-435 on the west, NE 96th Street on the north, N Flintlock Road on the east and Shoal Creek Parkway and NE 76th Street on the south to consider amending the community master plan and pertinent aspects of the plan, to allow for the sub-zone on a 23 acre tract located on the north side of Mo Route 152 between N Donnelly Avenue on the west and N Lewis Avenue on the east to change from MPC-2 to MPC-6 and further to allow the remaining and adjacent 55.34 acres located to the north, east and west of the tract to be identified as sub-zone MPC-2, and changing a portion on the east side from MPC-4 to MPC-2.

Mr. John Eckardt, Staff Planner, presented the staff report and stated that staff recommended denial for reasons presented in the staff report; he did give conditions for the Commission's consideration if they decided to move forward with this project.

Chairwoman Macy asked to hear from the applicant.

Mr. Jim Bowers, White Goss Law Firm on behalf of the applicant; his client had a contract to purchase this ground and the contract is with Suburban Land Reserve Inc.; he wanted to go back to the principles in this case; it was an unique case by Suburban's land acquisition from the County over 1700 acres. The focus plan that was approved several years ago, the Church decided a master plan unique to this property should be developed and pursued and they did so. The result of that was the Shoal Creek Valley Community Plan; it was separate and a part from the Shoal Valley Area Plan which is the City's area plan. The two cases before them today was to amend the area plan the City plan to allow for those changes and the second was to change the MPC zoning for these parcels. The parcels are relatively small in comparison to the overall size of this plan; in the 1700 acres there are 7 different neighborhoods and each of these neighborhoods have a sub district plan, the one their property was located in was call the Preserve on the north side of M152. The City adopted this plan in the year 2001 being 15 years

into the implementation of this plan; in that period about 350 acres of the 1700 acres had been built out; less than 20% of the overall plan. What the plan identified when it was adopted in 2000 was that markets would change over time; there were 3 very important points identified; one that it would be a mixed use plan; second, there were uses that could be transitional, i.e. changes in development trends and market trends which would be impossible to foresee; third, the two parties most at risk for this are in support of the changes.

Mr. Scott Cargill, Lutjen Inc; this site is a 78 acre site; one thing they looked at was a 4th leg to the Boothe Intersection; they talked to MoDOT to ask if there was a potential for an access on the north side of 152; they did a traffic impact study and would look at the impact on the main corridor on 152 highway. He continued to talk about the approval of MoDOT for the access and now they would look at the impact that the commercial element of the proposed plan would have on the custom traffic when compared to the approved plan; he wanted to give them overview of the process they went through to get to this point.

Mr. Thayne Smith, Suburban Land Reserve; they are the owners; this zoning when it was initiated 15+ years ago was designed to allow flexible uses so the uses could be modified and to reflect market conditions; we have been successful with mixed use projects in this area. We, as property owners, want to be sure this community is successful; Shoal Creek Valley is known throughout the northland and certainly known throughout Kansas City also that it is a nice neighborhood; it had been well-planned well thought-out and there had been some unique treatments to it that allowed it to be successful and it was a site that was desirable for many commercial uses. For example, Cheddars Restaurant is always full; Sprouts Market had been exceeding all sales over any other stores in the Kansas City area. They believed there would be demand for the commercial use; several different home builders came to them and they talked about the viability of the residential product in this 54 acre (witch's hat) and they were having difficulty in selling that property. It was hard to get to and the exits are ½ mile away; so residential was not viable even though the residential has been very successful. When Mr. Harris approached them with this idea of connection and with preserving the high-end the large lot executive-type of housing in the upper portion of the witch's hat and providing a transition to a commercial area was well received in their organization.

The trail system on the south side in the Village they had built two pedestrian bridges and they had built 1000 feet of sidewalk in the area to accommodate the trail plan; they had been monitoring its use compared to the use of the trails further south along 82nd Terrace.

Mr. Howard, member of the Board of Directors for the Homeowner's association for almost 6 years; the homes are about 400,000 to One Million One-Half; as a residents we have a vested interest in what takes place in this neighborhood; he was for the proposal as well as the Homeowner's Association and members supported it; they were concerned about the traffic coming off of Flintlock and 152 Highway; in addition, the current platting is for multi-family apartments and townhouses and around 200 smaller homes on smaller lots; this proposal is 87 lots and the price would be \$100,000 to \$150,000; for a those opposed to retail, the developer cannot afford to do a bad job in putting in a shopping center because he has to sell 87 \$50,000 lots. They believed this would enhance their property values in the neighborhood and it would be great to be able to walk to different shopping venues and restaurants.

Mr. Bowers stated they had reviewed the 57 conditions appended to their staff report and they do not object to any of the conditions.

Chairwoman Macy opened up the discussion to the public.

Mr. Greg Jobe, 8454 N Lewis Ave.; he had concerns about the traffics, the speed, the noise and light; pollution; what would be in place to protect the residents and also protecting one of the nicest golf courses in the state.

Mr. Bower stated if they decided to move forward with this today, the City Council would agree there would be a subsequent round of review of the specifics of the development plan; at this stage, they need not present a plan as part of the amendment; so there would be another review of the details of the plan along with the lighting plan, etc.

DISCUSSION:

Chairwoman Macy stated she was confused between the biking trail and the walking trail.

Mr. Eckardt stated there was planned to be a bike trail and he showed it on the slide; what would be removed was the commercial portion; staff opposed this thinking there should be a connection and required to be put in and the bike trail would be connected somehow along Flintlock.

Commissioner Martin asked if they had tenants in line.

Mr. Bower answered they had numerous conversations with potential tenants but there was not anyone signed up; you can't enter into agreements until you have zoning; it would be primarily neighborhood retail not regional in scope.

Vice Chair Archie asked to staff that this project was philosophically incompatible in the direction the development needs to go.

Mr. Eckardt stated they felt it should be residential land use; the commercial should be to the south where it was already zoned and more accessible and where the roadway network was already in place for that location and the introduction to a commercial land use here is the wrong introduction of the wrong land use and should be extended to the residential use it was right now.

Chairwoman Macy stated she felt this was indicative on the way things are moving; that people want walkability and especially to restaurants and shopping and it was nice that this plan was flexible enough to come back with the development which happened 15 years ago.

Commissioner Archie moved and Commissioner Martin seconded the motion to **APPROVE Case No. 405-S-45 WITHOUT CONDITIONS and to APPROVE Case No. 12417-P-9 SUBJECT TO THE FOLLOWING CONDITIONS:**

a) Case No. 405-S-33: Approval

b) Case No. 12417-P-9: Approval with the following conditions:

1. That the plan be revised in the following manner and that 15 full and completed color copies of the Shoal Creek Community Plan be resubmitted to the City Planning and Development Department prior to an ordinance request being submitted to the City Clerk's Office
 - a. Directory: Updating dates, the Master Developer contact, the Sub-consultants, etc.
 - b. Page 1-10, 11: Changes to the Preserve Trip Budget and acreages.
 - c. Page 2-6, Changes to the Land Use map to include the MPC-6 instead of the MPC-2.
 - d. Page 3-2, Changes to the trail to add a portion of the bike trail along Old NE Barry Road and delete a portion of the trail connecting to the commercial development at the NW cor of M-152 and N Flintlock Road.
 - e. Page 4-2, 4-3 and 4-4, Add updates of traffic conditions, completions and trip budgets
 - f. Page 4-11 and 4-12, Infrastructure, update roadway alignments and sidewalk/trail plan.
 - g. Page 4-16, Change to add N Booth Avenue n of M-152.
 - h. Page 5-2, Changes to the Land Use Plan.
 - i. Page 6-3, Change the Preserve Neighborhood Plan layout.
2. That the developer cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Subdivision Regulations.
3. That the developer submit a separate traffic study for each neighborhood plan prior to submission of the plan as required by the Department of Public Works for approval. The traffic study will analyze both AM and PM peak hour traffic demand, identify improvements which the developer will be required to make in order to maintain a level of service D or better and shall not exceed the following trip budget maximums:

<u>Neighborhood</u>	<u>PM Trip Budget</u>
Northpark	800
Parkside	755

The Commons/Crossroads Area	6,470
The Creekside Area	1,150
The Preserve	1,366
<u>The Village</u>	<u>4,250</u>
Total:	14,791

Note: Trip budgets are defined as the maximum number of PM peak hour traffic entering and exiting a neighborhood. The developer shall construct the improvements which are required by the approved traffic studies for each neighborhood plan and as required by the Department of Public Works. Trip budgets are to be based on the following PM peak hour trip rates:

<u>Land Use Type</u>	<u>Trip Rate</u>	<u>Unit</u>
SF Household	0.95	Households
MF Household	0.57	Households
Office	1.48	Thousand Gross SF
Retail	3.45	Thousand Gross SF
Industrial	0.47	Thousand Gross SF
School (option 1)	0.15	Students
School (option 2)	3.13	Thousand Gross SF
Hotel	0.54	Rooms

For land uses not listed above, rates from *Trip Generation* published by the Institute of Transportation Engineers (ITE) are to be used.

- That the developer provide right-of-way for and construct all improvements to the State highway system as recommended in the approved Shoal Creek Valley Community Plan traffic study and in future approved neighborhood traffic studies (including improvements to the intersections of Shoal Creek Parkway with the I-435 freeway ramps, and the intersections of MO-152 with Shoal Creek Parkway, and N. Booth Avenue), as required by MODOT.
- That the developer provide right-of-way for and construct all improvements to Parkways and Boulevards within the plan area as recommended in the approved Shoal Creek Valley Community Plan traffic study and in future approved neighborhood traffic studies, as required by the Department of Parks and Recreation and the Public Works Department.

6. That the specific improvements to the state highway system recommended in the Shoal Creek Valley Community Plan traffic study be detailed in separate future traffic studies for each of the Shoal Creek neighborhood plans and that these improvements be constructed either before or at the same time as the recommended mitigation measures for movement of internal traffic in the neighborhood plans, as required by the Public Works Department.
7. That the developer construct the north half of NE Barry Road to Primary Arterial standards with bike lanes, in accordance with the Major Street Plan, on relocated alignment intersecting with Shoal Creek Parkway at approximately 630 feet north of the center-line of Hwy-152 as recommended in the Shoal Creek Valley Community Plan traffic study and detailed in future approved neighborhood traffic studies, as required by the Public Works Department.
8. That the developer construct said relocated intersection of NE Barry Road with Shoal Creek Parkway so as to provide an eastbound left-turn lane, a 160 feet long eastbound right-turn lane plus appropriate taper, two northbound lanes, and two southbound lanes, as recommended in the Shoal Creek Valley Community Plan traffic study and detailed in future neighborhood traffic studies, as required by the Department of Parks and Recreation and the Public Works Department.
9. That the developer provide an additional 12 feet of right of way on the west side of Shoal Creek Parkway from Hwy-152 to either NE 82nd Terrace or a right-in only access point north of NE 82nd for a southbound auxiliary lane before or at the time of the first final plat of the Crossroads, Commons, or Creekside Neighborhoods, as required by the Department of Parks and Recreation and Public Works Department. The length of the auxiliary lane shall be sufficient to provide adequate weaving capacity to provide for future weaving traffic demand between the southbound lanes of Shoal Creek Parkway and the proposed auxiliary lane as determined by future approved neighborhood traffic studies for the Crossroads and Commons neighborhoods.
10. That the developer construct a southbound auxiliary lane on the west side of Shoal Creek Parkway from Hwy-152 to either NE 82nd Terrace or a right-in only access point north of NE 82nd as recommended in the Shoal Creek Valley Community Plan traffic study and detailed in future approved traffic study for the Crossroads, Commons, or Creekside Neighborhoods, as required by the Department of Parks and Recreation and Public Works Department. The length of the auxiliary lane shall be sufficient to provide adequate weaving capacity to provide for future weaving traffic demand between the southbound lanes of Shoal Creek Parkway and the proposed auxiliary lane as determined by future approved neighborhood traffic studies for the Crossroads and Commons neighborhoods.
11. That the developer provide adequate right of way for an urban double-lane roundabout with inscribed circle diameter of 150 to 180 feet with northbound and southbound right-turn bypass lanes and pedestrian/bike trails at the intersection of NE 82nd Terrace with Shoal Creek Parkway before or at the time of the first final

plat of the Crossroads, Commons, or Creekside Neighborhoods, as required by the Department of Parks and Recreation and Public Works Department.

12. That the developer construct an urban double-lane roundabout with inscribed circle diameter of 150 to 180 feet with northbound and southbound right-turn bypass lanes and pedestrian/bike trails at the intersection of NE 82nd Terrace with Shoal Creek Parkway before or at the time of the first occupancy permit associated with the first final plat of the Crossroads, Commons, or Creekside Neighborhoods that takes access to Shoal Creek Parkway at NE 82nd Terrace, as required by the Department of Parks and Recreation and Public Works Department
13. That the developer provide adequate right of way for urban double-lane roundabouts with inscribed circle diameter of 150 to 180 feet and pedestrian/bike trails at the intersections of NE 79th Street, NE 76th Street, and N Corrington Avenue with Shoal Creek Parkway before or at the time of the first adjacent plats of the Crossroads, Commons, and Creekside Neighborhoods, or the next adjacent plat of the Village Neighborhood, as required by the Department of Parks and Recreation and the Public Works Department.
14. That the developer construct an urban double-lane roundabout with inscribed circle diameter of 150 to 180 feet and pedestrian/bike trails at the intersection of NE 79th Street with Shoal Creek Parkway, as recommended in the approved Shoal Creek Valley Community Plan traffic study and the approved Village Neighborhood traffic study, before or at the time of the first occupancy permit associated with adjacent plats of the Village Neighborhood or at the time of the first occupancy permit associated with the first plat of the Crossroads, Commons, and Creekside Neighborhoods that takes access to Shoal Creek Parkway at NE 79th Street, as required by the Department of Parks and Recreation and the Public Works Department.
15. That the developer construct an urban double-lane roundabout with inscribed circle diameter of 150 to 180 feet and pedestrian/bike trails at the intersection of NE 76th Street with Shoal Creek Parkway, as recommended in the Shoal Creek Valley Community Plan traffic study, before or at such time as is recommended in the future approved neighborhood traffic studies for the Crossroads, Commons, Creekside, and Village Neighborhoods, as required by the Department of Parks and Recreation and the Public Works Department.
16. That the developer construct an urban double-lane roundabout with inscribed circle diameter of 150 to 180 feet and pedestrian/bike trails at the intersection of N Corrington Avenue with Shoal Creek Parkway, as recommended in the Shoal Creek Valley Community Plan traffic study, before or at such time as is recommended in the future approved neighborhood traffic studies for the Crossroads, Commons, Creekside, and Village Neighborhoods, as required by the Department of Parks and Recreation and the Public Works Department.

17. That the developer enter into a cooperative agreement as required by Land Development Division, prior to approval of the first final plat for any part of the Crossroads, Commons, or Creekside neighborhoods, to share 25 percent of the cost of installation of a traffic signal at the intersection of Searcy Creek Parkway with Pleasant Valley Road, the developer's contribution not to exceed a maximum of \$50,000.00, as required by Public Works Department and Development Services. The signal will be installed by the City when warranted and when full funding for design, construction and inspection is available.
18. That the developer enter into a cooperative agreement as required by Development Services, prior to approval of the first final plat for any part of the Crossroads, Commons, or Creekside neighborhoods, to share 25 percent of the cost of installation of a traffic signal at the intersection of N.E. 80th Street/N.E. Soccer Drive with N. Brighton Avenue, the developer's contribution not to exceed a maximum of \$50,000.00, as required by Public Works Department and Development Services. The signal will be installed by the City when warranted and when full funding for design, construction and inspection is available.
19. The developer shall verify vertical and horizontal sight distance for the drive connection and intersection to public right-of-way and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met.
20. That all intersections on Shoal Creek Parkway between N Corrington Avenue and MO-152 be restricted to right-in and right-out only, enforced by retaining the existing median on Shoal Creek Parkway, except at the intersections with N Corrington Avenue, NE 74th Street, NE 76th Street, NE 79th Street, NE 82nd Terrace, and MO-152.
21. That the developer provide a minimum of 52 feet right of way from the center-line on the north side of NE 76th Street between N Flintlock Road and Shoal Creek Parkway for a secondary arterial including a bike lane and half of a left turn lane.
22. That the developer provide a minimum of 52 feet right of way from the center-line of NE 76th Street between Shoal Creek Parkway and Interstate Highway 435 for a total of 104 feet of right-of-way for a secondary arterial, bike route, and left-turn lane, as required by Public Works Department.
23. That the developer improve NE 76th Street between Shoal Creek Parkway and Interstate Highway 435 as detailed in future approved neighborhood traffic studies for the Crossroads, Commons, and Creekside Neighborhoods, as required by Public Works Department.
24. That the developer provide eastbound dual left-turn lanes, right-turn lane, and a through lane on NE 82nd Terrace at the intersection of NE 82nd Terrace and N Flintlock Road as recommended in the approved Village Neighborhood traffic study, as required by Public Works Department.

25. That the developer provide adequate right of way for an urban double-lane roundabout with inscribed circle diameter of 150 to 180 feet at the intersection of NE 76th Street and N Flintlock Road as required by the Public Works Department.
26. That the developer dedicate right-of-way for Shoal Creek Parkway from the intersection of MODOT's I-435 right-of-way on the south to the north boundary of Northpark neighborhood on the north, as required by the Development Services, so as to provide a minimum of 75 feet of right-of-way, as measured from the street centerline, along the entire length of the development's frontage on the parkway.
27. That the developer dedicate right-of-way on the west side of Flintlock Road from NE 76th Street to Missouri Highway 152, as required by Development Services, so as to provide a minimum of 46 feet of right-of-way as measured from the centerline of Flintlock Road for secondary arterial and bike route.
28. That the driveway located on the west side of Flintlock Road between MO-152 and NE 82nd Terrace (Driveway A) be restricted to right-in-right-out only, as recommended in the approved Village Neighborhood traffic study, at such time as alternative public street access to is available via NE 82nd Terrace, NE 82nd Street is signalized, and occupancy permits have been issued for 175 dwelling units or 50,000 gross square feet of commercial buildings having public street access via Driveway A, as required by Public Works Department and Development Services. This restriction shall be achieved by appropriate channelization of the Driveway A or the median of Flintlock Road so as to retain full access to the existing driveway on the east side of Flintlock Road.
29. That the developer construct a 10 feet wide bicycle/pedestrian trail on the west side of Shoal Creek Parkway along the development frontage, as required by the Department of Parks & Recreation.
30. That the developer amend the development plan so as to be consistent with the lane configurations required by the final approved Preserve Neighborhood traffic impact study for N. Booth Avenue and Shoal Creek Valley Drive, including at intersections on these proposed streets, prior to Ordinance.
31. That the developer finalize the Preserve Neighborhood traffic impact study and obtain approval for said study from Public Works Department prior to Ordinance.
32. That the developer obtain a permit from MODOT for all work in state right-of-way.
33. That the developer dedicate right-of-way for and construct Shoal Creek Valley Drive as a Collector street, including all sidewalks and bike trails, as shown on the development plan, as required by Land Development Division.

34. That the developer dedicate right-of-way for and construct N. Booth Avenue as a 4-lane Collector street, including all sidewalks and bike trails, as shown on the development plan, as required by Land Development Division and MODOT.
35. That the developer construct all intersection improvements, traffic signal improvements, and additional exclusive turn-lanes, as required by MODOT, at the intersection of N. Booth Avenue and MO-152 Highway.
36. That developer construct a cul-de-sac or other traffic calming improvement of similar intent on Shoal Creek Valley Drive located between approximately 300 and 800 feet west of N Booth Avenue so as to provide for future pedestrianization of a the segment of Shoal Creek Valley Drive between said cul-de-sac and N Booth Avenue in the future in the event that the Public Works Department determines that requires said pedestrianization is necessary in order to eliminate cut-through traffic, as required by Land Development Division and Public Works Division.
37. That prior to requesting any increase in any neighborhood trip budget herein and prior to development of the Northpark, Parkside, Commons/Crossroads Area, or Creekside Area neighborhoods, the Shoal Creek Community Plan traffic impact study be updated and submitted to the Public Works Department and MODOT for review and approval, and the improvements required by the approved updated traffic impact study be incorporated into the conditions of approval of the Shoal Creek Community Plan.
38. The developer obtain permits from MODOT for a break in access control to allow N. Booth Avenue to connect to the north side of MO-152 Highway before constructing the proposed commercial area of the Preserve Development.
39. That The developer shall submit a new, or update previously accepted Macro Storm Drainage Study from a Missouri-licensed civil engineer to the Land Development Division for the overall development in accordance with adopted standards to address development amendments or modified conveyance systems, etc., along with providing a detailed Micro study prior to final platting or issuance of a building permit (whichever occurs first), that is in general compliance with the Macro and adopted standards, including a BMP level of service analysis, and securing permits to construct any improvements as required by the Land Development Division.
40. That The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
41. That the developer obtain a floodplain certificate from Land Development Division if any grading is to occur within a floodplain.

42. That the developer provide cross-access easements for each plat as required by Land Development Division.
43. That the developer submit a street name signage plan to the Street Naming Committee for approval before the submittal of the first final plat.
44. That the developer dedicate the public parkland or private open space as provided in the Master Planned Community Plan provided that the developer shall contribute an amount of \$16,907.93 per acre in compliance with Section 88-405-17 of the Zoning and Development Code, less any dedicated public park or approved private open space.
45. That the developer submit a street tree planting plan as part of the final plat, secure the approval of the City Forester for street trees planted on right-of-way in front of residential lots with a copy to be submitted to the City Development Department staff, and plant the street trees in conformance with the plan approved by the City Forester. The plan shall include size, type, species and placement of trees.
46. That the developer extend water mains as required by the Water Services Department at the time of the submittal of the final plats.
47. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
48. That the developer construct all-weather roads and provide for fire protection as required by the Fire Department prior to construction beyond footings and foundations.
49. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
50. That the developer submit a final plan to the City Plan Commission for approval, including plans for landscaping (buffering), grading and signage, prior to the issuance of any building permits.
51. That the developer install sidewalks along the south side of M-152 within the M-152 right of way from Shoal Creek Parkway on the west to NE Flintlock Road on the east as required by the Missouri Department of Transportation or provide an acceptable walkway system on private property within a public easement along the south M-152 right of way as required by the City Planning and Development

Department, and further that the Village Neighborhood Plan sheets dealing with this walkway be revised to include the walkway system as required.

52. The developer must design and construct all interior public streets to City Standards, in accordance with Chapter 88 and as required by the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
53. That the arterial improvements proposed on the development plans be reviewed and accepted by the Transportation Development Committee and the Impact Fee District Committee before an application for impact fee credits will be accepted.
54. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
55. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
56. That access restrictions be provided to prohibit direct vehicular access to arterials from all residential lots or units and that the restriction be placed on the final plats.
57. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area on any plat and plan, as required by the Land Development Division.

Motion carried 8-0

VOTING AYE: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy
VOTING NAY: None
ABSENT: None

RE: Case 10390-MPD-12

APPLICANT: R. J. Agee
NPIF2 Three Trials Industrial Park, LLC
5015 NW Canal Street
Riverside, MO 64150

OWNER: NPIF2 Three Trials Industrial Park, LLC

5015 NW Canal Street
Riverside, MO 64150

LOCATION: Generally located at the southeast corner of E. 87th Street and Bruce R. Watkins Drive (US Hwy 71).

AREA: Approximately 25 acres

REQUESTS: **Case No. 10390-MPD-12 – MPD Final Plan** - A request to consider approval of an MPD final plan within the Three Trials Commerce Center Master Planned District, on approximately 25 acres, generally located on the south side of E. 87th Street and the east side of Bruce R. Watkins Drive (US Hwy 71), to allow for a 364,000 square foot industrial building on Lot 1.

Mr. John Eckardt, Acting Assistant Secretary requested this case be continued to the October 6, meeting date with one \$130.00 fee.

Chairwoman Macy opened up the discussion to the public.

No one appeared in opposition.

Commissioner May moved and Vice Chair Archie seconded the motion **to CONTINUE Case 10390-MPD-12** to the October 6, 2015 meeting date with one \$130.00 fee

Motion carried 8-0

VOTING AYE: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy
VOTING NAY: None
ABSENT: None

RE: **Case No. 14466-P-1**

APPLICANT: William T. Mann
Green Hills Inc.
9601 NW Platte Purchase Drive
Kansas City, MO 64155

OWNER: Green Hills Inc.
9601 N Platte Purchase Rd
Kansas City, MO 64155

AGENT: Jason Robbins
Sam's Survey Co.

201 NW 72nd Street
Gladstone, MO 64118

LOCATION: Generally located at the southeast corner of MO. Route 152 and N. Green Hills Road.

AREA: Approximately 7 acres

REQUESTS: To consider approval of a development plan in District B3-3 (Community Business dash 3), to allow for 22,000 square foot office/ retail development on four (4) lots.

Mr. John Eckardt, Acting Assistant Secretary recalled this case stating that the applicant wanted the case to be continued to the October 20, 2015 meeting date without fee.

Vice Chair Archie moved and Commissioner May seconded the motion to **CONTINUE Case No. 14466-P-1** to the October 20, 2015 meeting date without fee.

Motion carried 8-0

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May, and Macy
VOTING NAY: None
ABSENT: None

Re: Case No. 254-S-310

Applicant: Jeffrey Williams, AICP, Director of City Planning & Development

Request: Amending Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review.

Mr. John Eckardt, Acting Assistant Secretary recalled this case stating that the applicant wanted the case to be continued to the October 6, 2015 meeting date without fee.

Vice Chair Archie moved and Commissioner May seconded the motion to **CONTINUE Case No. 254-S-310** to the October 6, 2015 meeting date without fee.

Motion carried 8-0

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May, and Macy
VOTING NAY: None

ABSENT: None

RE: Case No. 727-S – Approving the
Midtown / Plaza Area Plan

APPLICANT: City Planning Department

LOCATION: The area generally bound by 31st Street on the north, 55th Street on the south, State Line Road on the west and Paseo Boulevard on the east.

REQUEST: Approving the Midtown / Plaza Area Plan as a guide for the future development and redevelopment of the area listed above. Ms. Macy opened up the discussion to the audience; there were a few committee members that worked on this project that would have to leave.

Ms. Nancy Wilkin Jenkins; it had been a two-year process and this plan in front of you was inclusive and transparent; not only institutional members but the neighborhoods were involved; she was in full support of this plan; and gave kudos to the staff for the long hard work and as well as all members of the communities.

Mr. Jeff Krum, served as Vice Chair on this process; this began some time ago; this area is quite diverse, historic and dense; it aspires a great deal of loyalty and devotion among of its residents as a result by this definition took quite some time there were a lot of voices; he commended staff for their dedication to this office in listening to these many voices, in many forms of many years. It has consolidated into a reasonable plan and if there wasn't complete consensus it would be reasonably close.

Chairwoman Macy asked to hear from staff.

Mr. Kyle Elliott gave the introduction to the project, outlined the area and a brief overview of what it entailed with the various neighbors, neighborhoods, organizations and steering committees; he outline what they had done and what still needed to be done in the future.

Mr. John Debauche and Ms. Kelly Johnston Dorsey, Staff Planners, presented their staff reports and stated that staff recommended approval for reasons presented in the staff reports.

Vice Chair Archie stated he appreciated the idea of consolidation, the voices and the whole implementation process; in his experience they had done fairly well on being inclusive in the planning process. They drive things theoretically based on asset value, what economically makes a difference, but the scope of economy also includes the identity and also the influence of those who would be the recipient of the plan; he wanted to make sure that when the implementation piece is ready; at the end of the day the recipients of this work not only will have only basic assets preserved but will also have an identity where they matter to the bigger picture and also have an influence where they had a voice. When we talk integrating, we talk about

integrating based on race, but he would look to see integration based on those 3 things and let the race piece fall in where it falls.

Commissioner Burnette stated she appreciated the goal and it was important to have a goal so the Commissioners in the future and use it as a checklist. She asked about the implementation committee; if a plan was amended within the next 5 years would there be a requirement that amendment should go back to the implementation committee before it came back to the Commission.

Mr. Elliott stated there was not a requirement but they would be notified of the requested amendment.

Chairwoman Macy asked about the economic pieces and how would that be communicated over to the EDC.

Mr. Elliott answered that was the piece that had a lot of back and forth to understand whose territory and communication between projects and partly notification that they already had but working with them to develop a process.

Chairwoman Macy stated they have had that issue of if it was a PIEA plan they are not necessarily notifying neighbors and then they come in and are upset; and the Commission had no authority on that; and a lot of this area had those in there; what can we do to help facilitate.

Mr. Elliott stated what you are doing right now in bringing it up.

Chairwoman Macy opened up the discussion to the public.

Mr. Kenneth Spear, President of South Plaza Neighborhood Association; what had been discussed about community involvement he had further suggestions that he had prepared a handout; it would speak to the issue of clarifying the roles that communities play; he read a statement regarding the history of J.C. Nichols idea that home associations were the best for authority in enforcing deed restrictions and approval of building plans. He went on to speak of "neighborhood planning", how they were established and how they were designated initially how positively they have served.

Mr. Greg Allen, 3237 Belleview and a member of the Historic Preservation; he was very much in support of the project. He was involved in this steering committee and the Plaza Committee of this plan and an updated plan was really needed for Midtown; although skeptical about messing with the Plaza Plan, because it has been phenomenally successful and were true to those people who put it together and of course the public had also embraced it year after year. We were persuaded that an update was in order and we had come to a positive consensus and it would perpetuate the best of the 1989 Plan and adds important nuance.

Ms. Amanda Crawly, Executive Director of Historic Kansas City Foundation, 234 W. 10th; to follow up Mr. Allen's comments, we are support and implementation of this plan.

Ms. Vicki Notise, 14 E. 55th Terrace; the original purpose for redoing the Plaza Plan was basically age; some felt that if we were going to do that because of its complexity to guide the development; we want it to protect the historic character and to allow appropriate development to continue and under the 1989 and 20 years we figured out there was a billion dollars' worth of investment in just hotels and office space; so the goal for many of us was this new document did the same thing.

They rely on an overlay for the protection of the historic part of the Plaza and not much had been said about that today but it was really the key and the real difference in this plan; is that tool would be used to guide development and on the Plaza. We have to be careful that something that really didn't get addressed and the overlay the same one on the Troost Corridor limits the number of uses allowed by right that a developer can just go down and get a building permit on the Plaza because it was open zoning; and that had always been the biggest bone of contention. The overlay is meant to be the tool that fixes that and the first half as been sort of agreed to which was limiting some of those uses to get some of the worst stuff off the list and off the table that you wouldn't be able to get a permit.

The second part the zoning ordinance allows and that's design guidelines which was not done and needs to get finished. Many of them wanted the overlay completing done so it came through as a companion document, but they trust the process and the people leading that charge to be sure that part does get done.

The weakness, although the height and development form has been strengthened, but it was weak on land use; one key reason to use these tools, and the only tool neighborhoods have when they are trying to compromise with a development; this is the document where the preferred land use is documented. She thought they had become over dependent on the term mixed-use without a very careful definition of what mixed use was and where it would be appropriate.

Mr. Jim Wanser, Rockhill Homes Association, and was also a member of the steering committee and wanted to express their support for the plan; it was a long and challenging process but also very respectful and inclusive process; the document they had represented quality work they were anxious to have implemented; in theory, it should make all of their lives clearer by informing the developer, informs the City, and informs the neighborhoods.

Mr. Mark Bryant, White Goss Law Firm representing the owner of the County Club Plaza; in 1998 their client merged with J. C. Nichols and brought to Kansas City the owner/operator of the shopping center that is nationally known and national renown. He was there today that the Country Club Plaza and its owners object to the portion of the plan that applied to the Country Club Plaza itself. He was there to talk about facts that they hadn't heard in any of the previous discussions; the fact that the Country Club Plaza occupies 15 blocks in Kansas City; they are 834,301 sq. ft. of retail space on the Plaza and there are 1,166,871 feet of office space; there are 150 different tenants. One-third of the stores and restaurants on the Plaza are local; without a doubt this shopping center is the favored destination and entertainment destination for this metropolitan area.

This historic overlay district will have a profound impact on the County Club Plaza; he listed a number of tenants that have recently leased as well as expansions and then named those; and then future tenants that would be on the Plaza. If this recommendation was accepted it would be much more difficult to attract tenants to Kansas City and the Country Club Plaza. It would be more difficult because the Historic District Overlay would add a regulatory approval that heretofore did not exist; and that is why they are objecting to the County Club Plaza it was more of a down zoning.

Commissioner May asked if she could provide comments since she would have to be leaving. First, she wanted to commend the staff for all of the work and meetings they well exceeded and to the people who lived in the area. She felt the people in the area have the greatest understanding of the plans and those who are affluent and those who are not understand the plan; she asked that the implementation committee to work on what Ms. Notise had suggested was important to work on; her question she had was the participation of Highland Properties in this exercise; did they have a representative and did they participate. She loved the Plaza but she wasn't sure whether to give any component elitist status and finally, and she would say she would be supportive in going ahead with this project and would vote in the affirmative today.

Mr. Marshal Miller, Rockhurst Home Association; he supported this project; he attended almost all of the 22 meetings; his role was to sit through these meetings and work through the issues unlike the past.

Mr. Kenneth Spear, 5310 Holmes; he believed all the things said here was correct; the staff had did a wonderful job; this plan will work.

Mr. Kirk Shobe; his complaint was most of the testimony had been about the Country Club Plaza; the area they were concerned about was the northcentral district; which he felt got shorted; the specific issues for their community was traffic, infrastructure and parking that must be addressed; even though Country Club Plaza received a certain level of scrutiny they did not.

Ms. Chris Jordan was supportive of the proposal; the plan does help in going forward with a basis with what needed to be done in the area as far as future plans; they understand there was more planning that needed to be done but basically it was a good plan.

Vice Chair Archie moved and Commissioner Martin seconded the motion **APPROVE THE FOLLOWING:**

Case No. 727-S - Approving the **Midtown / Plaza Area Plan** as a guide for the future development and redevelopment of the area bounded generally by 31st Street on the north, the city limits of Kansas City, Missouri on the west, 55th Street on the south and the Paseo on the east. **APPROVED** the Midtown/Plaza Area Plan;

Motion carried: 7-0;

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, and Macy

VOTING NAY: None
ABSENT: May

Case No.611-S -5 - Approving an amendment to the **Plaza Westport Neighborhood Plan** by removing the Future Land Use Map and Bowl Concept Recommendations and replacing with references to the **Midtown / Plaza Area Plan**. **APPROVED** the amendment to the Plaza Westport Neighborhood Plan;

Motion carried: 7-0;

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, and Macy
VOTING NAY: None
ABSENT: May

Case No.249-S-14 - Approving an amendment to the **South Central Area Plan** by deleting the portion of the plan covered by the **Midtown / Plaza Area Plan**; **APPROVED** an amendment to the South Central Area Plan by deleting the portion of the plan covered by the Midtown/Plaza Area Plan;

Motion carried: 7-0;

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, and Macy
VOTING NAY: None
ABSENT: May

Case No.260-S-12 - Approving an amendment to the **Country Club Area Plan** by deleting the portion of the plan covered by the **Midtown / Plaza Area Plan**. **APPROVED** an amendment to the Country Club Area Plan by deleting the portion of the plan covered by the Midtown/Plaza Area Plan;

Motion carried: 7-0;

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, and Macy
VOTING NAY: None
ABSENT: May

Case No.619-S-1 - Repealing and replacing the **Troost Corridor Action Plan** with the **Midtown / Plaza Area Plan**. **APPROVED** repealing and replacing the Troost Corridor Action Plan with the Midtown/Plaza Area Plan;

Motion carried: 7-0;

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, and Macy
VOTING NAY: None
ABSENT: May

Case No.581-S-10 – Repealing and replacing the **Main Street Corridor Land Use and Development Plan** with the **Midtown / Plaza Area Plan**; **APPROVED** repealing and replacing the Main Street Corridor Land Use and Development Plan with the Midtown/Plaza Area Plan;

Motion carried: 7-0;

VOTING AYE: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, and Macy
VOTING NAY: None
ABSENT: May

Case No.547-S-1– Repealing and replacing the **Troostwood Neighborhood Plan** with the **Midtown / Plaza Area Plan**. **APPROVED** repealing and replacing the Troostwood Neighborhood Plan with the Midtown/Plaza Area Plan;

Motion carried: 7-0;

VOTING AYE: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, and Macy
VOTING NAY: None
ABSENT: May

Case No.532-S-3 - Repealing and replacing the **Brush Creek Corridor Land Use and Development Plan** with the **Midtown / Plaza Area Plan**. **APPROVED** repealing and replacing the Brush Creek Corridor Land Use and Development Plan with the Midtown/Plaza Area Plan;

Motion carried: 7-0;

VOTING AYE: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, and Macy
VOTING NAY: None
ABSENT: May

Case No.225-S-27– Repealing and replacing the **Plaza Urban Design and Development Plan** with the **Midtown / Plaza Area Plan**. **APPROVED** repealing and replacing the Plaza Urban Design and Development Plan with the Midtown/Plaza Area plan;

Motion carried: 7-0;

VOTING AYE: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, and Macy
VOTING NAY: None
ABSENT: May

Case No.400-S-1– Repealing and replacing the **South Volker Neighborhood Plan** with the **Midtown / Plaza Area Plan**. **APPROVED** repealing and replacing the South Volker neighborhood Plan with the Midtown/Plaza Area Plan;

Motion carried: 7-0;

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, and Macy
VOTING NAY: None
ABSENT: May

Case No.132-S-45 – Repealing and replacing the **Westport Planning Area Plan** with the **Midtown / Plaza Area Plan**. **APPROVED** repealing and replacing the Westport Planning Area Plan with the Midtown/Plaza Area Plan;

Motion carried: 7-0;

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, and Macy
VOTING NAY: None
ABSENT: May

Case No.385-S-18– Repealing and replacing the **Oak Park North Area Plan** with the **Midtown / Plaza Area Plan**. **APPROVED** repealing and replacing the Oak Park north Area Plan with the Midtown/Plaza Area Plan; Motion carried:

Motion carried: 7-0;

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, and Macy
VOTING NAY: None
ABSENT: May

Case No. 219-S-18 – Repealing and replacing the **Oak Park South Area Plan** with the **Midtown / Plaza Area Plan**. **APPROVED**; repealing and replacing the Oak Park South Area Plan with the Midtown/Plaza Area Plan;

Motion carried: 7-0;

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, and Macy
VOTING NAY: None
ABSENT: May

OTHER MATTERS:

The approval of the minutes for the meeting of June 16, 2015;

Vice Chair Archie moved and Commissioner Burnette seconded the motion to **APPROVE** the minutes of June 16, 2015.

Motion carried 7-0.

VOTING AYE: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, and Macy
VOTING NAY: None
ABSENT: May

There being no further business, Chairwoman Macy adjourned the meeting at 1:31 p. m.

Respectfully submitted,

John Eckardt
Acting Assistant Secretary

APPROVED:

Babette Macy, Chairwoman